

Brown Hall Annex

Herrick Archives Number 017

A. IDENTIFICATION & LOCATION

1. Name

1.1 This building has not been officially named by Board of Trustees action.

1.2 Alternate names noted:

1.2.1 For the entire structure:

"Rinso Hall"--a name sometimes used by students on account of earlier use of the building as a laundry. ("Rinso" was the name of a detergent.)

Power Plant

Power Plant No. 2

Old power Plant

See Addendum No. 11

1.2.2 For the northern part of the building:

Boiler House

Boiler House No. 2

power Plant, Boiler House

Steam Plant

power Plant

power Plant No. 2

power House

Garage

Bus Garage

University Garage

See Addendum No. 9

1.2.3 For the southern part of the building:

_ Engine House

_ Engine and Generator House

_ power Plant, Engine and Generator Building

_ power House

_ power House No. 2

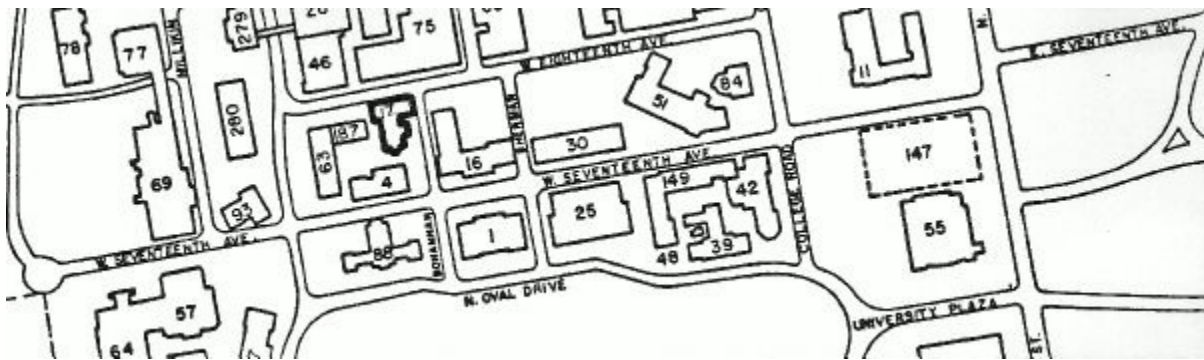
_ Laundry

_ Heating House

2. Location

2.1 Located at 1961 Bohannon Drive. See map below.

2.2 For greater detail, see Sheet 84 in the book of campus maps in the University Archives.



For identification of other buildings shown, see Appendix A.

3. General Description

3. 1 Type of construction:

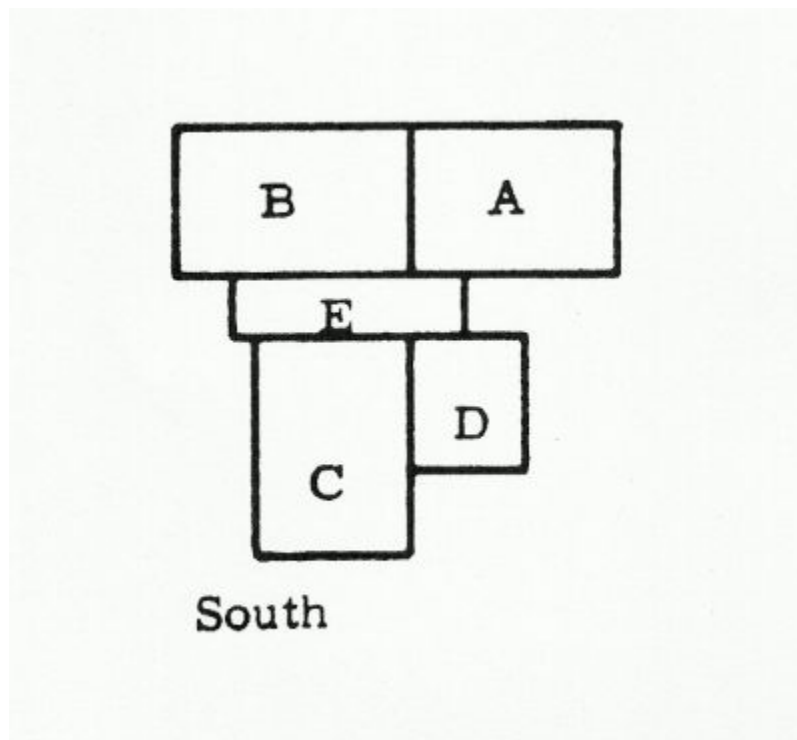
Wood frame with brick exterior.

3.2 No. of stories:

One story and partial basement.

3.3 Increments of construction:

Started as two separate buildings, each of which was later expanded. See sketch. The two buildings were later combined, and one of them was reduced somewhat in size. See Part G, Miscellaneous.



A -- Original Boiler House; B-- Boiler House Addition; C-- Original Engine House; D-- Engine House Addition; E-- Connecting Link

3. 4 Present area of building as shown in inventory records of Division of Campus Planning:

13,814 sq. ft. gross;
8,891 sq. ft. net assignable

3.5 Volume of building:

215, 000 cubic feet (PP)

See Addendum No. 12

B. PLANNING & CONSTRUCTION—PART A

1. On June 22, 1892 the Board of Trustees approved the plans and related documents prepared by Yost and Packard and authorized the solicitation of bids by contractors.

2. Bids were received on July 26, 1892, and all bids were rejected (T). New bids were opened on August 30, 1892 (T).

3. On August 30, 1892 the Board of Trustees awarded contracts to the following contractors:

General: Lewis C. Newson
Steam fitting, etc. : Frank Stratton
Boilers: Babcock-Wilcox Boiler Co.

4. Work began on the building in early September, 1892 (McC 1:111).

5. The building was ready for service on December 31, 1892 (McC 1:112). Service to Hayes Hall (039) and Chemistry (H 118) began February 1, 1893 (McC 1:112).

C. PLANNING & CONSTRUCTION--PARTS B & C

1. On April 9, 1896 the Board of Trustees approved the plans and related documents prepared by Yost and Packard and authorized the solicitation of bids by contractors.

2. Bids were received on May 19, 1896 (T).

3. On May 19, 1896 the Board of Trustees awarded contracts to the following contractors:

All work "except coal-conveying machinery": F. M. Fornof
Coal-conveying machinery: Jeffrey Manufacturing Co.
Reservoir: Joseph Braun
Steam pipe & fittings: Columbus Supply Co.

4. Although not entirely completed, the new plant was put into service at the opening of the fall term in September 1896 (McC 1:139).

D. PLANNING & CONSTRUCTION—PART D

1. On April 8, 1909 the Board of Trustees approved the plans and related documents for a power house addition prepared by William C. McCracken and a Mr. Edwards and authorized the solicitation of bids by contractors.
2. Bids were received on May 21, 1909 (T).
3. On May 21, 1909 the Building Committee of the Board of Trustees awarded the construction contract to George A. Abernathy (T).
4. Completion and occupancy:

No completion date has been established, but Business Office reports show all of the cost in the year ending June 30, 1910.

E. CONSTRUCTION OF PART E

See Addenda No. 1,2,3

1. The Board minutes make no mention of the connecting link between the boiler house and engine room.
2. Cabinet minutes for December 14, 1937 show approval of a project to "enclose passageway between laundry and garage" (i. e. between the engine house and boiler house) at an estimated cost of \$1,000.
3. The date of construction has not been established, but with approval so late in 1937, it is probable that construction took place in 1938.

F. COST

1. The initial expenditure in 1892 for the building alone was \$4,098.39 (McC 1:8A). Additional expenditures of \$17,839.82 were made for buildings in 1896 (McC 1:8A), making a total of \$21,938.21. However, McCracken (1:139) pointed out that the total cost including the reservoir, the well, and pipes and fittings was \$50,000 in round numbers.
2. When the annual Business Office reports were set up on 1909-10, the cost as of June 30, 1909 was set at \$50,000, with \$30,000 for the Boiler House and \$20,000 for the Power House (Engine House).
3. Additional expenditures between July 1, 1909 and June 30, 1913 brought the total to \$72,227.19.
4. Additional expenditures between July 1, 1951 and June 30, 1953, when the buildings were remodeled for Architecture, brought the total to the present figure of \$99,481.22.

G. MISCELLANEOUS

1. Part A (of sketch in 3. 3 above) was constructed as the first unit of a central power plant to serve the entire campus. Plans for Orton Hall and Hayes Hall, which were under construction at the time, were altered to tie into the new central plant.
2. Part A was only part of the boiler house planned in 1892. Its size was cut back because of lack of funds, and only the eastern portion was built (McC 1:110). This partial new building and the old power plant (F3 100) were both used for several years (President Scott in R, 1894-95:22).
3. Following partial destruction of the original boiler house (H 100) by fire on February 11, 1896 (T 2/12/96), plans were pushed for completion of the boiler house and the construction of the engine

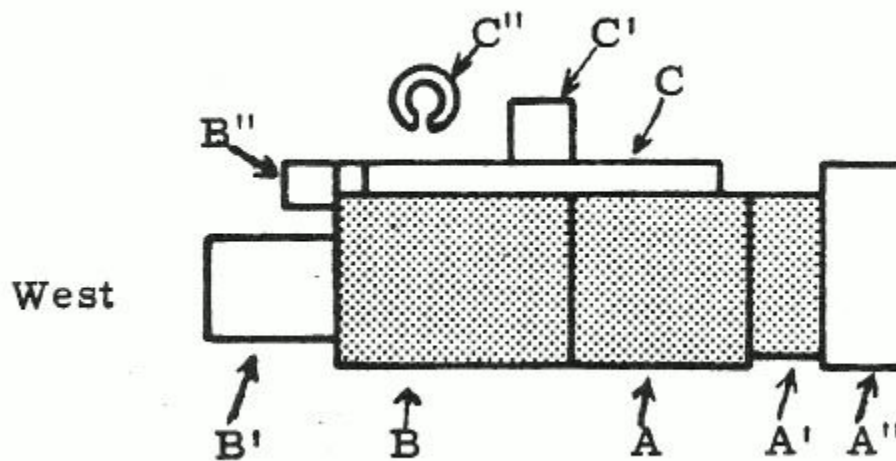
house. Parts B and C (of sketch in 3. 3 above) resulted from this drive.

4. Plans for Parts B and C included a reservoir north of Brown Hall (016). This was reduced in size to accommodate the Brown Hall Addition, contracts for which were let in 1921, and the remainder was later eliminated to make way for a parking lot. The date of final elimination of the reservoir has not been established, but it apparently was in the mid-1950's. The reservoir shows on a January 1954 campus map (A 46093) but is missing from a 1957 map (X 13330). These are maps used in University directories.

See Addendum No. 4

5. The boiler house (Parts A and B in the sketch in 3. 3 above) has undergone a number of changes not already reported. These changes have not been fully explored, but the following items report tentatively on some of them.

- 5.1 The portion of the building that stands today is dotted in the following sketch, and includes A, A', and B.



- 5.2 A' was originally a low section of the building with a sloping roof and large open arches. (Photos x 2736 and x 2230.) Whether this was built in 1892 or 1896 has not been determined.

5. 3 The original A' was replaced by a two story structure in the 1909-10 expansion and A'', also two stories, was also constructed. (Photo X 2234 and 1910 small scale plan.) Field inspection indicates that the new A' still stands today.

5. 4 The A'' section has been removed. It appears on a 1918 campus map and Bohannon Street is deflected eastward to by-pass it. A map prepared by Bradford and dated May 1923 does not include A'' and Bohannon Street is straight. It is, therefore, assumed that A'' was demolished between 1918 and 1923, but the exact date has not been determined.

See Addendum No. 5,6,7,10

5. 5 The B' section was a coal storage building, according to a 1910 small scale drawing. An unnumbered "1909" photograph shows a one-story section with a sloping roof, presumably erected in 1896. Other photographs dated 1912 through 1917, also unnumbered, show a two story structure with a flat roof extending over to the sloping roof of the B section. Presumably this was part of the 1909-10 addition.

See Addendum No. 8

5. 6 The B' section no longer exists, but the vertical lines of its north and south walls can still be seen on the exterior of the west wall of the B section. It still appears on the May 1923 Bradford map, and on maps used in University publications as late as 1930. The latter, however, are not reliable since the entrance to the bus garage was on the west end of the B section (the lintel is still in place), one might well expect that the B' section was removed when the A and B sections became the University Garage, about 1928. (See below.)

5. 7 The B" unit was a coal crusher, according to the 1910 small scale plans. No attempt has been made to establish dates of installation and removal.

5. 8 The C section was a low structure, possibly a breechint; connect the boilers to the octagonal stack C'. The scars of the C section are still visible along the exterior wall of A and 13, about eight feet above the ground. The octagonal stack presumably was built in 1896, or possibly 1892, and appears on the Bradford 1923 map and other maps as late as 1930. The date of its demolition has not been established.

5. 9 The round stack (C") was constructed in 1912, according to one photograph in the Photohistory files. The contract for its construction was awarded by the Executive Committee on July 1, 1912. It appears on the Bradford 1923 map, but not on other maps of the period. Photos dated 1928 show its demolition. These photos show that the old stack (C") had already gone.

See Addendum No. 8

6. On August 4, 1927 the Board of Trustees instructed the Cabinet to prepare plans to "Remodel Engine House for Laundry, " at a cost of \$9, 500. Dates of contract letting and construction have not been established, but a 1928 map designates the building as "Laundry. " Business Office reports do not reflect the cost of this change, and therefore cannot be used to establish the date.

7. The boiler house is first designated as "University Garage" on a 1928 map.

8. The Board of Trustees on December 10, 1951 approved plans for remodeling the "Former BUS Garage" for the School of Architecture. Contracts for remodeling were awarded by the Board of Trustees on February 11, 1952. The last extension of time for completion of contracts was to November 30, 1952 (T 11/17/52).

The actual remodeling included the entire structure, rather than only the garage (boiler house) portion. In fact, the specifications for Project 5160 in the files of the University Architect designate the project as "Remodeling Brown Hall and Garage" and a drawing in the architect's vault for Project 5160 is labeled "Laundry Remodeling. "

H. PHOTOGRAPHS

1. In Photoarchives:

X 2230, X 2721, X 2729, X 2233, X 2722, X 2731, X 2234, X 2733, X 2736, X 2728

See Addendum No. 1

2. Other:

McC 1: 139

McC 2: 204

John H. Herrick

April 6, 1972

ADDENDUM NO. 1Date of Part E

An undated photograph (X 7407), taken before the 1923 addition to Brown Hall (016) shows some connecting link between the boiler house and engine room. This suggests that the Cabinet action on December 14, 1937 was to enclose an existing passageway.

John H. Herrick

March 25, 1973

ADDENDUM NO. 2Date of Part E

Cabinet minutes for November 26, 1934 include approval of a proposal to "enclose parkway between Laundry and Garage for a receiving room for the Laundry." How this relates to the Cabinet action cited in Addendum No. 1 has not been explored.

John H. Herrick

December 2, 1975

ADDENDUM NO. 3

Records have now been found in the University Architect's office indicating that the connecting link (Part E) was built under contract through the Purchasing Department by B.F. De Hayes at a cost of \$1527. Specifications and drawings were prepared by Howard Dwight Smith, University Architect (Project 38+5). Bids were received on February 10, 1938 and on the basis thereof, Smith recommended to Purchasing Agent Royer that the general contract be let to De Hayes, and that the University do the mechanical portions of the work.

John H. Herrick

April 14, 1976

ADDENDUM NO. 4

Section A" in the diagram in Part G of this report was apparently demolished in 1912. McCracken (4:11) reports that Cabinet on September 19, 1922 accepted the proposition of C.F. Lauer to tear down the water softener house at the east end of the old boiler house so as to clear the new roadway "

Dates for the removal of the reservoir behind Brown Hall have been established from a series of photographs

taken by Martha Ruth Jones. Dates of pictures and status of project are as follows:

7/7/54 - Reservoir drained

9/21/54 - Sides of reservoir torn down

9/23/54 - Dirt fill being placed

9/24/54 - Grading in progress

6/24/55 - Dirt level

8/25/55 - Blacktop in place

John H. Herrick
February 16, 1977

ADDENDUM NO. 5

The A" section as shown in Paragraph 5.4 of Part G of this report was constructed to house a water softener. It was of frame construction, was about 23 ft. high and had a flat roof. It was in use for more than 23 years. (McC 2:39)

Cabinet on February 17, 1922 agreed to remove this section to permit widening of the drive west of Brown Hall,
now Bohannon Street (McC 4:3).

If this section was in use "more than 23 years" and was demolished in 1922, it must have been constructed in 1898 or 1899.

See Addendum No. 6

John H. Herrick
February 16, 1979

ADDENDUM NO. 6

The addition referred to in Addendum No. 5 was designed by McCracken as a temporary structure. It was later
enclosed in brick. (McC 2:39)

John H. Herrick
February 27, 1979

ADDENDUM NO. 7

See discussion of Building H 246, which may be the portion of 017 housing the water softener, rather than a separate building.

John H. Herrick
March 16, 1979

ADDENDUM NO. 8

The Lantern on September 18, 1912, and again on April 23, 1913, reports that the stack mentioned in Section 5.8 of the above was under construction. The Board of Trustees on July 24, 1911 awarded contracts for an addition to the boiler house. The location of this addition has not been determined. One might conjecture that this had to do with the change of B' from a one-story to a two-story unit. However, these 1911 contracts included some "excavation and concrete" work at a cost of \$175, which suggests either a small horizontal expansion or excavation within the building for footings for heavy equipment.

The total cost of the contracts awarded on July 24, 1911 was \$2,716.

John H. Herrick
October 15, 1979

ADDENDUM NO. 9

Inspection of old campus maps reveals the following additional names for this building:

Garage - Laundry
Old Power House
Power Station

John H. Herrick
November 13, 1979

ADDENDUM NO. 10

Map 192-15 prepared by the University Architect in October 1922 shows the realignment of Bohannon and indicates the portion of Building 017 to be cut off.

John H. Herrick
February 23, 1981

ADDENDUM NO. 11

The following additional name for this building has been found on old campus maps:

Service Building

John H. Herrick
September 21, 1981

ADDENDUM NO. 12

Campus Planning records now show the net assignable area of this building as 8,434 square feet

John H. Herrick
November 7, 1984

ADDENDUM NO. 13

Funds have been appropriated for the replacement of this building.

John H. Herrick
August 26, 1986

Addendum # 14 - Brown Hall Annex Replacement

Brown Hall Annex was demolished in August of 1991. Also included in this project were funds to construct a new building on the same site. This building will house offices, laboratories, lecture halls, classrooms, and support facilities for the Department of Mathematics. Funds from this project will also construct a new Science and Engineering Library for the consolidation of five satellite libraries.

Total Project Cost: \$ 23,600,872

Funding:

Senate Bill 336
House Bill 808
University Funds

Contracts were awarded to:

General: Turner Construction, Columbus, Ohio \$10,188,252

Plumbing & Fire Protection: Sauer Inc., Columbus, Ohio \$889,000

HVAC: Kirk Williams Company, Grove City, Ohio \$3,119,000

Electric: Buckeye Electric Co. Dayton, Ohio \$2,357,458